

Edmondson Law PC

NEWSLETTER MARCH 5, 2021

PIMA COUNTY CONSOLIDATED JUSTICE COURTS

Procedures are still changing due to COVID in the Justice Court. Presently (this could change again tomorrow), if you have received a CDC Declaration from a tenant and filed an eviction the matter will be continued for approximately a month. If the tenant fails to comply with the terms of the CDC Declaration, such as partial payment agreement or using best efforts to get rental assistance through an agency, we can file to contest the CDC Declaration before the next court hearing.

What does this mean for you? It means some of our procedures are now being handled in a different order. *It remains critical that you let us know if you have received a CDC Declaration from your tenant as soon as you receive it.*

The Justice Court is working to improve its procedures and processes, but we continue to experience clerical issues with the Justice Court. Multiple hearings are set at the same time requiring Blythe to appear to appear in two court rooms at the exact time through Zoom. We sometimes do not receive notice of hearings. Some motions we file fail to receive a ruling or a hearing date. We are of course doing our best to stay on top of these things, but please do not hesitate to contact us if you believe you should have received an update on a case and have not.

As things shift with the courts and the county we will continue to do everything in our power to keep you updated. Please check Facebook, LinkedIn and Blythe's Blog for updates.



Edmondson Law PC Useful Links

[Blythe's Blog](#)

[Edmondson Law PC Facebook](#)

[BLYTHE EDMONDSON LINKEDIN](#)

THE INFORMATION PROVIDED IN THIS NEWSLETTER IS GENERAL INFORMATION. PLEASE BE ADVISED EACH CASE IS UNIQUE AND INFORMATION PROVIDED HERE MAY NOT APPLY TO YOUR SITUATION. THIS NEWSLETTER DOES NOT CONSTITUTE LEGAL ADVICE.

PIMA COUNTY BOARD OF SUPERVISORS

Thank you to those of you who took the time to write a statement or letter and send it either to our office or the Pima County Board of Supervisors over the last month. In early February the Board voted to extend the CDC Eviction Moratorium to include non-compliance and health and safety lease violations. We were fortunately able to convince the Board to rescind and reconsider the issue two weeks after the Motion was passed. On March 2, 2021 Blythe “testified” in front of the Pima County Board of Supervisors along with several others in the Landlord and Property Management Community. After the wonderful communication from landlords and property managers as well as the information presented at the last Pima County Board of Supervisors meeting the Board decided not to continue with an extension of the Eviction Moratorium on noncompliance and health and safety violations.

This possible extension put not only property owners at risk but neighbors and others in the community at risk. While we do not doubt this was an unintended and misunderstood risk, we are grateful to all of you who helped us challenge this decision by the Pima County Board of Supervisors.



COVID Relief Funds

During the last Pima County Board of Supervisors meeting on March 2nd, the Board confirmed that they have a 4000 case backlog for funding rental assistance and can only process as many as 400 cases per week. This results in the County indicating they will need 10 weeks just to get through their current backlog before they can process any additional applications for assistance. At present they have used the provided federal funds to assist 9000 households to date.

To put this in perspective the city of San Antonio, Texas has provided funds to over 47,000 households.

The Board of Supervisors is very concerned about preventing evictions and reviewing policies to prevent evictions, but the best way to prevent evictions (provide the much-needed funding to tenants and landlords that has already been allocated by the federal government) is a method they are not effectively putting into practice. We here at Edmondson Law find this very disappointing.

WHAT CAN YOU DO TO SUPPORT THE PROPERTY MANAGEMENT/LANDLORD COMMUNITY IN PIMA COUNTY RIGHT NOW?

It is important that we continue to educate the Pima County Board of Supervisors and our representatives with the City of Tucson regarding the eviction process and the burden that landlords have carried the past year with the COVID regulations. As mentioned above Pima County is not distributing funds quickly. If they are truly concerned about preventing evictions the best way to protect tenants would be distribute the funds available. (Also please note the section below that they are removing tenants from the waiting list regarding funding if paperwork is not completed by March 11, 2021.) Please reach out to the Pima County Board of Supervisors and encourage them to use the funds already in place to provide rental assistance for Landlords and Tenants. A ten-week backlog in processing applications a year into the COVID shutdown is unacceptable. Removing tenants from the waitlist is

unacceptable. Let's encourage them to get the much-needed funds into the hands of the Landlords. Their next meeting is scheduled for March 16th at 9:00am

Pima County Board of Supervisors Contact Information

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Regarding Eviction Prevention Assistance Funding:

On Friday, March 5, at 10 a.m. all current waitlist Tenants & Landlords will be sent a REQUIRED ELIGIBILITY FORM. In order to stay on the waiting list, Tenants must complete this REQUIRED ELIGIBILITY FORM within five business days, by March 11, 2021 OR they will be put on inactive status for Rental Assistance. If it is sent to the Landlord, you MUST forward it to the tenant to complete.

Please connect with any resident who is delinquent before March 11th and assist them in completing this information or adding them to the waitlist if they are not on there already.

Other Tips:

- If Resident did not receive a notification, but believes they should have, please have them call CIC directly at (520) 529-1766 to ensure the email wasn't entered incorrectly before reapplying
- Ask the tenant to let you know when it has been completed; follow up until it is done.
- Please have residents begin to gather income verification documents to be readily available when their case is up for review. These documents include one or more of the following:
 - Government Eligibility Certification from 2020 (ie SNAP eligibility letter)
 - 2020 Tax Return
 - Last Two Months Paystubs

For more information, please refer to the email sent from CIC [Here](#)

<https://us17.campaign-archive.com/?u=2afc6740d4c9292ad69ff09cc&id=b66ac6991a>



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